

**CITY OF DANA POINT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

November 25, 2008
7:00 p.m.

City Hall Offices
Council Chamber (#210)
33282 Golden Lantern
Dana Point, CA 92629

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Vice-Chairwoman Michelle Brough, Commissioner Ed Conway, Chairman Norman Denton, Commissioner Liz Anderson-Fitzgerald, Commissioner J. Scott Schoeffel, and Alternate Michael Dec

A. APPROVAL OF MINUTES

ITEM 1: Minutes of the regular Planning Commission Meeting of October 28, 2008.

B. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission during the Public Comment section or on an Agenda Item is asked to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Planning Commission Secretary prior to an individual being heard by the Planning Commission.

Any person wishing to address the Planning Commission on a subject other than those scheduled on the Agenda is requested to do so at this time. In order to conduct a timely meeting, there will be a three-minute time limit per person and an overall time limit of 15 minutes for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking any action on a specific item unless it appears on the posted Agenda.

C. CONSENT CALENDAR

There are no items on the Consent Calendar.

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D. PUBLIC HEARINGS

ITEM 2: Coastal Development Permit CDP08-0014 and Minor Site Development Permit SDP08-0035(M) to allow the demolition of an existing single-family residence, and the construction of a new, single-story, single-family residence; as well as the construction of retaining walls in excess of 30 inches in height at 32091 Sea Island Drive.

Applicant/ Stan Schrofer (Stan Schrofer & Associates)
Owner: Hussain Umar
Location: 32091 Sea Island Drive (APN 670-172-06)

Request: Request for Coastal Development Permit CDP08-0014 and Minor Site Development Permit SDP08-0035(M) to allow the demolition of an existing, single-family residence, and the construction of a new, single-story, single-family residence; as well as the construction of new retaining walls in excess of 30 inches in height at 32091 Sea Island Drive.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution 08-11-25-xx, approving Coastal Development Permit CDP08-0014 and SDP08-0035(M) for the referenced scope of work.

ITEM 3: The Public Art component for the Headlands Development and Conservation Plan.

Applicant/
Owner: Headlands Reserve LLC/Kevin Darnall
Location: Proposed location for the public art component is along the 1,400 foot long public walkway, overlooks and adjoining low height garden walls located in the Strand Vista Park within the Headlands Development.

Request: Approval of the public art component for the Headlands Development and Conservation Plan.

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Environmental: An Environmental Impact Report (SCH No. 2001071015) was certified for the entire development project. As a result, the public art component for the project does not require a separate environmental review.

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving the proposed public art component for compliance with the conditions of approval of previously approved Master Coastal Development Permit for the Headlands Development and Conservation Plan.

E. NEW BUSINESS

ITEM 4: General Plan consistency analysis GPC08-0002, for the vacation of an alley, located along the rear/southerly property line of 25826 Las Vegas Avenue.

Applicant/

Owner: Penna Development LLC

Location: The subject alley is generally located to the north of Highway 101, west of Doheny Park Road, along the southerly property line of 25826 Las Vegas Avenue.

Request: Request for a General Plan Consistency determination, GPC08-0002 for City's vacation of an alley generally located along the southerly property line of 25826 Las Vegas Avenue.

Environmental: The proposed project is found not to have a significant effect on the environment and is therefore exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15312, Class 12 – Surplus Government Property Sale. The project involves vacation of surplus property.

Recommendation: That the Planning Commission adopt the attached Draft Resolution (Attachment 1) finding that the vacation of an alley located along the southerly property line of 25826 Las Vegas Avenue is consistent with the Dana Point General Plan.

F. PRESENTATIONS

ITEM 5: Presentation to Council Member Elect J. Scott Schoeffel.

a) Presentation to Council Member Elect J. Scott Schoeffel.

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G. STAFF REPORTS

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

The *next regular* meeting of the Planning Commission will be held on Tuesday, December 9, 2008, beginning at 7:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF DANA POINT)

AFFIDAVIT OF POSTING

I, Kyle Butterwick, Community Development Director of the City of Dana Point, do hereby certify that on or before Friday, November 21, 2008, I caused the above notice to be posted in four (4) places in the City of Dana Point, to wit: City Hall, Capistrano Beach Post Office, Dana Point Post Office and the Dana Point Library.

Kyle Butterwick, Director
Community Development Department

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT THE OFFICE OF THE PLANNING COMMISSION AT (949) 248-3563. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ASSURE ACCESSIBILITY TO THIS MEETING.